

TEXAS AVENUE CORRIDOR STUDY  
PROPERTY INVENTORY SURVEY FORM

Property ID: R34408

Property Information

property address: 511 CRESCENT

legal description: NORTH OAKWOOD, BLOCK 2, LOT 3

owner name/address: GREENBAUM, IRA F & ELLECRAM

511 CRESCENT DR

BRYAN, TX 77801-3714

full business name:

land use category: Singfam res

type of business:

current zoning: RD-7

occupancy status: occupied

lot area (square feet): 18,000

frontage along Texas Avenue (feet): n/a

lot depth (feet): 178.49

sq. footage of building: 2,247

property conforms to: ☒ min. lot area standards ☒ min. lot depth standards ☒ min. lot width standards

lot width: 100.07

Improvements

# of buildings: 1 building height (feet): 13 # of stories: 1

type of buildings (specify): wood

building/site condition: 5

buildings conform to minimum building setbacks: ☒ yes ☐ no (if no, specify)

approximate construction date: accessible to the public: ☐ yes ☒ no

possible historic resource: ☒ yes ☐ no sidewalks along Texas Avenue: ☐ yes ☒ no

other improvements: ☐ yes ☒ no (specify) (pipe fences, decks, carports, swimming pools, etc.)

Freestanding Signs

☐ yes ☒ no

☐ dilapidated ☐ abandoned ☐ in-use

# of signs: type/material of sign:

overall condition (specify):

removal of any dilapidated signs suggested? ☐ yes ☐ no (specify)

Off-street Parking

improved: ☐ yes ☒ no parking spaces striped: ☐ yes ☒ no # of available off-street spaces:

lot type: ☐ asphalt ☐ concrete ☒ other gravel

space sizes: sufficient off-street parking for existing land use: ☒ yes ☐ no

overall condition:

end islands or bay dividers: ☐ yes ☒ no landscaped islands: ☐ yes ☒ no

**Curb Cuts on Texas Avenue**

how many: 1 curb types: ☐ standard curbs ☐ curb ramps curb cut closure(s) suggested? ☐ yes ☐ no

if yes, which ones: \_\_\_\_\_

meet adjacent separation requirements: ☐ yes ☐ no meet opposite separation requirements: ☐ yes ☐ no

**Landscaping**

☒ yes ☐ no (if none is present) is there room for landscaping on the property? ☐ yes ☐ no

comments: \_\_\_\_\_

**Outside Storage**

☐ yes ☒ no (specify) \_\_\_\_\_  
(Type of merchandise/material/equipment stored)

dumpsters present: ☐ yes ☒ no are dumpsters enclosed: ☐ yes ☐ no

**Miscellaneous**

is the property adjoined by a residential use or a residential zoning district?

☒ yes ☐ no (circle one) residential use residential zoning district

is the property developable when required buffers are observed? ☒ yes ☐ no

if not developable to current standards, what could help make this a developable property?

accessible to alley: ☐ yes ☒ no

**Other Comments:**

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